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**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

JOHN LEE,

Plaintiff,

vs.

BRIDGESTONE RETAIL OPERATIONS,  
LLC; SIKM PROPERTIES, LLC; and  
DOES 1 to 10,

Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff JOHN LEE ("Plaintiff") complains of Defendants BRIDGESTONE  
RETAIL OPERATIONS, LLC; SIKM PROPERTIES, LLC; and DOES 1 to 10  
("Defendants") and alleges as follows:

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**PARTIES**

1  
2 1. Plaintiff is a California resident with a physical disability. Plaintiff is  
3 wheelchair-bound and is substantially limited in his ability to walk. Plaintiff requires the  
4 use of a wheelchair at all times when traveling in public.

5 2. Defendants are, or were at the time of the incident, the real property owners,  
6 business operators, lessors and/or lessees of the real property for a tire store (“Business”) located at or about 6011 Orangethorpe Ave., Buena Park, California.

7  
8 3. The true names and capacities, whether individual, corporate, associate or  
9 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
10 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
11 Court to amend this Complaint when the true names and capacities have been  
12 ascertained. Plaintiff is informed and believes, and, based thereon, alleges that each such  
13 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
14 Plaintiff for the acts herein alleged.

15 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
16 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
17 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
18 the things alleged herein was acting with the knowledge and consent of the other  
19 Defendants and within the course and scope of such agency or employment relationship.

20 5. Whenever and wherever reference is made in this Complaint to any act or  
21 failure to act by a defendant or Defendants, such allegations and references shall also be  
22 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
23 and severally.

24 **JURISDICTION AND VENUE**

25 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
26 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
27 *seq.*).  
28



1 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
 2 his knowledge of these violations prevents him from returning until the barriers are  
 3 removed.

4 15. Based on the violations, Plaintiff alleges, on information and belief, that  
 5 there are additional barriers to accessibility at the Business after further site inspection.  
 6 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*  
 7 *Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

8 16. In addition, Plaintiff alleges, on information and belief, that Defendants  
 9 knew that particular barriers render the Business inaccessible, violate state and federal  
 10 law, and interfere with access for the physically disabled.

11 17. At all relevant times, Defendants had and still have control and dominion  
 12 over the conditions at this location and had and still have the financial resources to  
 13 remove these barriers without much difficulty or expenses to make the Business  
 14 accessible to the physically disabled in compliance with ADDAG and Title 24  
 15 regulations. Defendants have not removed such barriers and have not modified the  
 16 Business to conform to accessibility regulations.

### 17 **FIRST CAUSE OF ACTION**

#### 18 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

19 18. Plaintiff incorporates by reference each of the allegations in all prior  
 20 paragraphs in this complaint.

21 19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
 22 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
 23 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
 24 public accommodation by any person who owns, leases, or leases to, or operates a place  
 25 of public accommodation. *See* 42 U.S.C. § 12182(a).

26 20. Discrimination, *inter alia*, includes:

- 27 a. A failure to make reasonable modification in policies, practices, or  
 28 procedures, when such modifications are necessary to afford such

1 goods, services, facilities, privileges, advantages, or accommodations  
2 to individuals with disabilities, unless the entity can demonstrate that  
3 making such modifications would fundamentally alter the nature of  
4 such goods, services, facilities, privileges, advantages, or  
5 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).

6 b. A failure to take such steps as may be necessary to ensure that no  
7 individual with a disability is excluded, denied services, segregated or  
8 otherwise treated differently than other individuals because of the  
9 absence of auxiliary aids and services, unless the entity can  
10 demonstrate that taking such steps would fundamentally alter the  
11 nature of the good, service, facility, privilege, advantage, or  
12 accommodation being offered or would result in an undue burden. 42  
13 U.S.C. § 12182(b)(2)(A)(iii).

14 c. A failure to remove architectural barriers, and communication barriers  
15 that are structural in nature, in existing facilities, and transportation  
16 barriers in existing vehicles and rail passenger cars used by an  
17 establishment for transporting individuals (not including barriers that  
18 can only be removed through the retrofitting of vehicles or rail  
19 passenger cars by the installation of a hydraulic or other lift), where  
20 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

21 d. A failure to make alterations in such a manner that, to the maximum  
22 extent feasible, the altered portions of the facility are readily  
23 accessible to and usable by individuals with disabilities, including  
24 individuals who use wheelchairs or to ensure that, to the maximum  
25 extent feasible, the path of travel to the altered area and the  
26 bathrooms, telephones, and drinking fountains serving the altered  
27 area, are readily accessible to and usable by individuals with  
28 disabilities where such alterations to the path or travel or the

1                   bathrooms, telephones, and drinking fountains serving the altered area  
2                   are not disproportionate to the overall alterations in terms of cost and  
3                   scope. 42 U.S.C. § 12183(a)(2).

4           21.   Where parking spaces are provided, accessible parking spaces shall be  
5   provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
6   eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
7   (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
8   Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
9   be a van accessible parking space. 2010 ADA Standards § 208.2.4.

10          22.   Under the ADA, the method and color of marking are to be addressed by  
11   State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
12   Building Code (“CBC”), the parking space identification signs shall include the  
13   International Symbol of Accessibility. Parking identification signs shall be reflectorized  
14   with a minimum area of 70 square inches. Additional language or an additional sign  
15   below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A  
16   parking space identification sign shall be permanently posted immediately adjacent and  
17   visible from each parking space, shall be located with its centerline a maximum of 12  
18   inches from the centerline of the parking space and may be posted on a wall at the  
19   interior end of the parking space. See CBC § 11B-502.6, et seq.

20          23.   Moreover, an additional sign shall be posted either in a conspicuous place at  
21   each entrance to an off-street parking facility or immediately adjacent to on-site  
22   accessible parking and visible from each parking space. The additional sign shall not be  
23   less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
24   letters with a minimum height of 1 inch the following: “Unauthorized vehicles parked in  
25   designated accessible spaces not displaying distinguishing placards or special license  
26   plates issued for persons with disabilities will be towed always at the owner’s expense...”  
27   See CBC § 11B-502.8, et seq.

1           24. Here, Defendants failed to provide the signs stating, “Minimum Fine \$250.”  
2 Moreover, Defendants failed to provide the additional sign with the specific language  
3 stating “Unauthorized vehicles parked in designated accessible spaces not displaying  
4 distinguishing placards or special license plates issued for persons with disabilities will  
5 be towed always at the owner’s expense...”

6           25. Under the 1991 Standards, parking spaces and access aisles must be level  
7 with surface slopes not exceeding 1:50 (2%) in all directions. 1991 Standards § 4.6.2.  
8 Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles  
9 shall be part of an accessible route to the building or facility entrance and shall comply  
10 with 4.3. Two accessible parking spaces may share a common access aisle. Parked  
11 vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces  
12 and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all  
13 directions. 1991 Standards § 4.6.3.

14           26. Here, the access aisle is not level with the parking spaces as there was a  
15 permanent ramp installed within the boundary of the access aisle. Under the 2010  
16 Standards, access aisles shall be at the same level as the parking spaces they serve.  
17 Changes in level are not permitted. 2010 Standards § 502.4. “Access aisles are required  
18 to be nearly level in all directions to provide a surface for transfer to and from vehicles.”  
19 2010 Standards § 502.4 Advisory. Id. No more than a 1:48 slope is permitted.

20           27. A public accommodation shall maintain in operable working condition those  
21 features of facilities and equipment that are required to be readily accessible to and usable  
22 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

23           28. By failing to maintain the facility to be readily accessible and usable by  
24 Plaintiff, Defendants are in violation of Plaintiff’s rights under the ADA and its related  
25 regulations.

26           29. The Business has denied and continues to deny full and equal access to  
27 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
28 discriminated against due to the lack of accessible facilities, and therefore, seeks

injunctive relief to alter facilities to make such facilities readily accessible to and usable by individuals with disabilities.

## **SECOND CAUSE OF ACTION**

### **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

30. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

31. California Civil Code § 51 states, “All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever.”

32. California Civil Code § 52 states, “Whoever denies, aids or incites a denial, or make any discrimination or distinction contrary to Section 51, 51.5, or 51.6, is liable for each and every offense for the actual damages, and any amount that may be determined by a jury, or a court sitting without a jury, up to a maximum of three times the amount of actual damage but in no case less than four thousand dollars (\$4,000) and any attorney’s fees that may be determined by the court in addition thereto, suffered by any person denied the rights provided in Section 51, 51.5, or 51.6.

33. California Civil Code § 51(f) specifies, “a violation of the right of any individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336) shall also constitute a violation of this section.”

34. The actions and omissions of Defendants alleged herein constitute a denial of full and equal accommodation, advantages, facilities, privileges, or services by physically disabled persons within the meaning of California Civil Code §§ 51 and 52. Defendants have discriminated against Plaintiff in violation of California Civil Code §§ 51 and 52.

1           35. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
 2 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
 3 damages as specified in California Civil Code §55.56(a)-(c).

4                                   **THIRD CAUSE OF ACTION**

5                                   **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

6           36. Plaintiff incorporates by reference each of the allegations in all prior  
 7 paragraphs in this complaint.

8           37. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be  
 9 entitled to full and equal access, as other members of the general public, to  
 10 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
 11 and physicians’ offices, and privileges of all common carriers, airplanes, motor vehicles,  
 12 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
 13 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
 14 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
 15 places of public accommodations, amusement, or resort, and other places in which the  
 16 general public is invited, subject only to the conditions and limitations established by  
 17 law, or state or federal regulation, and applicable alike to all persons.

18           38. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
 19 corporation who denies or interferes with admittance to or enjoyment of public facilities  
 20 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
 21 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
 22 the actual damages, and any amount as may be determined by a jury, or a court sitting  
 23 without a jury, up to a maximum of three times the amount of actual damages but in no  
 24 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
 25 determined by the court in addition thereto, suffered by any person denied the rights  
 26 provided in Section 54, 54.1, and 54.2.

27           39. California Civil Code § 54(d) specifies, “a violation of the right of an  
 28 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also

1 constitute a violation of this section, and nothing in this section shall be construed to limit  
2 the access of any person in violation of that act.

3 40. The actions and omissions of Defendants alleged herein constitute a denial  
4 of full and equal accommodation, advantages, and facilities by physically disabled  
5 persons within the meaning of California Civil Code § 54. Defendants have  
6 discriminated against Plaintiff in violation of California Civil Code § 54.

7 41. The violations of the California Disabled Persons Act caused Plaintiff to  
8 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
9 statutory damages as specified in California Civil Code §55.56(a)-(c).

10 **FOURTH CAUSE OF ACTION**

11 **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

12 42. Plaintiff incorporates by reference each of the allegations in all prior  
13 paragraphs in this complaint.

14 43. Plaintiff and other similar physically disabled persons who require the use of  
15 a wheelchair are unable to use public facilities on a “full and equal” basis unless each  
16 such facility is in compliance with the provisions of California Health & Safety Code §  
17 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
18 provisions of California Health & Safety Code § 19955 et seq.

19 44. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
20 that public accommodations or facilities constructed in this state with private funds  
21 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
22 Title 1 of the Government Code. The code relating to such public accommodations also  
23 require that “when sanitary facilities are made available for the public, clients, or  
24 employees in these stations, centers, or buildings, they shall be made available for  
25 persons with disabilities.

26 45. Title II of the ADA holds as a “general rule” that no individual shall be  
27 discriminated against on the basis of disability in the full and equal enjoyment of goods  
28 (or use), services, facilities, privileges, and accommodations offered by any person who

owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a). Further, each and every violation of the ADA also constitutes a separate and distinct violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an award of damages and injunctive relief pursuant to California law, including but not limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

## **FIFTH CAUSE OF ACTION**

### **NEGLIGENCE**

46. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

47. Defendants have a general duty and a duty under the ADA, Unruh Civil Rights Act and California Disabled Persons Act to provide safe and accessible facilities to the Plaintiff.

48. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

49. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

### **PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;

2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;

3. Award of all reasonable restitution for Defendants' unfair competition practices;

4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;

5. Prejudgment interest pursuant to California Civil Code § 3291; and

1           6.       Such other and further relief as the Court deems just and proper.

2                               **DEMAND FOR TRIAL BY JURY**

3           Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby  
4 demands a trial by jury on all issues so triable.

5  
6 Dated: December 7, 2023

SO. CAL. EQUAL ACCESS GROUP

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9                               By:      /s/ Jason J. Kim       
10                               Jason J. Kim, Esq.  
11                               Attorneys for Plaintiff  
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